

## 7 Beswick Brook Close Baddeley Green, Stoke-On-Trent, ST2 7QE

I'm so excited, and I just can't hide it, I'm about to lose control and I think I like it!!! I am so so delighted to tell you all about this stunning detached property in the sought after area of Baddeley Green. WOW, is the only words you will have on your lips as you walk around this immaculate home, boasting a spacious kitchen/diner, spacious lounge, cloakroom, four bedrooms, family bathroom, shower and en-suite to the master. Externally, the rear garden is fully enclosed and laid to lawn with a paved patio sitting area. The property also benefits from off road parking and a garage. Located in the popular area of Baddeley Green, close to local amenities, excellent schooling and a short walk to canal towpaths. Once you have viewed you will be singing all the way to our offices.... I'm so excited, and I just can't hide it! And I know, I know, I know, I know, I know I want you! Call us today!

Offers in the region of £330,000

# 7 Beswick Brook Close

Baddeley Green, Stoke-On-Trent, ST2 7QE



- IMMACULATE FOUR BED DETACHED PROPERTY
- LOUNGE AND MODERN FITTED KITCHEN/DINER WITH INTEGRATED APPLIANCES
- CLOAKROOM
- FOUR BEDROOMS, MASTER BEDROOM WITH EN SUITE
- FAMILY BATHROOM AND SHOWER ROOM
- OFF ROAD PARKING AND GARAGE
- GOOD SIZED REAR GARDEN AND PATIO
- NEW UPVC WINDOWS, GUTTERS AND DOWNSPOUTS
- VERY SOUGHT AFTER LOCATION

## GROUND FLOOR

### Entrance Hall

16'9" x 6'6" (5.13 x 1.99)  
A composite door to the front aspect. Door to storage cupboard and stairs to the first floor. Radiator.

### Cloakroom

5'7" x 2'10" (1.71 x 0.88)  
A double glazed window to the side aspect. Fitted with a suite comprising low level W.C and wash hand basin. Radiator.

### Lounge

16'8" x 10'10" (5.10 x 3.32)  
A double glazed window to the front aspect. Two radiators and television point.

### Kitchen/ Dining Room

17'7" x 17'4" (5.37 x 5.30)  
Three double glazed windows to the rear and side aspect, double glazed patio doors to the side aspect. Fitted with a range of wall and base storage units with inset Asterite sink and side drainer, coordinating work surface

areas and partly tiled walls. Integrated appliances include double electric oven and induction hob, microwave, dishwasher and fridge/freezer. Plumbing for a washing machine. Two radiators and ceiling spotlights.

## FIRST FLOOR

### First Floor Landing

10'7" x 6'2" (3.25 x 1.88)  
Airing cupboard housing hot water tank. Radiator.

### Bedroom One

13'8" x 12'8" (4.18 x 3.87)  
A double glazed window overlooks the rear aspect. Television point and radiator.

### En-Suite

8'4" x 6'1" (2.55 x 1.86)  
A double glazed window overlooks the rear aspect. Fitted with a suite comprising double shower unit, low level W.C and wash hand basin. Partly tiled walls, extractor fan shaver point. Radiator.

### Bedroom Two

11'3" x 11'1" (3.45 x 3.40)  
A double glazed window overlooks the front aspect. Television point and radiator.

### Bathroom

7'4" x 5'8" (2.24 x 1.73)  
A double glazed window overlooks the front aspect. Fitted with a suite comprising bath, wash hand basin and low level W.C. Partly tiled walls, shaver point and extractor fan. Radiator.

## SECOND FLOOR

### Second Floor Landing

10'2" x 4'0" (3.12 x 1.24)  
Loft access hatch and radiator.

### Bedroom Three

17'7" x 7'4" (5.38 x 2.26)  
A double glazed window overlooks the rear aspect. Ceiling spotlights and radiator.

### Bedroom Four

11'10" x 8'0" (3.62 x 2.46)  
A double glazed window

overlooks the front aspect. Radiator.

### Shower Room

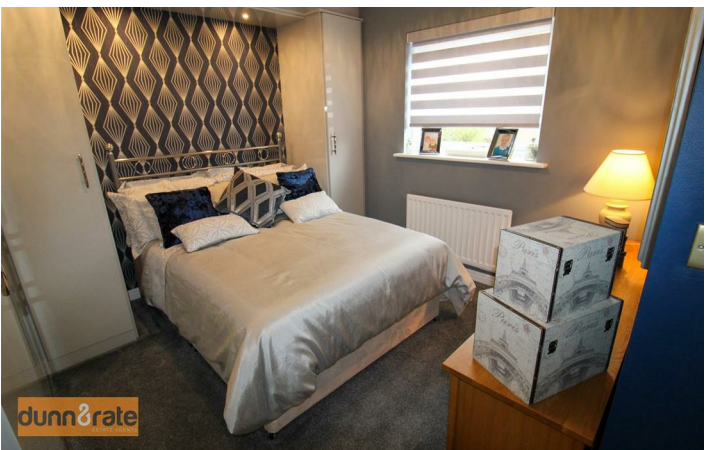
6'3" x 5'7" (1.92 x 1.72)  
Fitted with a suite comprising shower unit, low level W.C and wash hand basin. Extractor fan, partly tiled walls and radiator.

## EXTERIOR

To the front the property has a tarmac driveway leading to the garage. To the rear the property is fully enclosed and laid to lawn with paved patio area. Mature hedges and side gate for access.

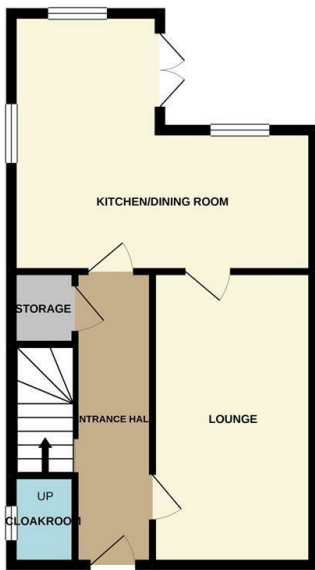
### Garage

18'5" x 8'4" (5.63 x 2.55)  
Electric garage door with composite door to the rear. Power and lighting and wall mounted central heating boiler.

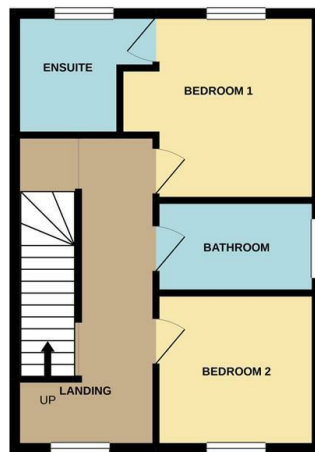


# Floor Plan

GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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